

**MIAMI-DADE COUNTY SERVICE CONCURRENCY MANAGEMENT
PROGRAM
(Unincorporated Miami-Dade County)**

**DEPARTMENT OF PLANNING AND ZONING
MIAMI-DADE COUNTY, FLORIDA**

What Is Concurrency?

The concept of concurrency has its roots in state legislation called the Local Government Comprehensive Planning and Land Development Regulation Act which was adopted by the Florida State Legislature in 1985 and amended Chapter 163, Florida Statutes.

The act mandated that specific level of service (LOS) standards be adopted for roadways, mass transit, water, sewer, solid waste, local recreation open space and drainage, and that each of these services be defined and addressed in the local comprehensive plans. Also, it further stated that no development orders be issued when the adopted levels of service would not be met.

Concurrency can be defined as having available the necessary public facilities and services to maintain the adopted level of service standards when the impacts of development occur. That is, when a development action is planned, the needed infrastructure is already in place or at least proposed and/or funded.

In Miami-Dade County, the implementing Ordinance 89-66 was adopted on July 11, 1989 and is titled the "Miami-Dade County Service Concurrency Management Program". Most importantly, this document also discusses the agencies involved and the types of development orders that are reviewed for concurrency.

Who reviews for concurrency?

The seven agencies that are involved in the review process for concurrency are: Department of Planning, and Zoning, Department of Environmental Resource Management (Derm), Fire Department, Miami-Dade Transit Agency, Park and Recreation Department, Public Works Department, and Solid Waste Management.

What is reviewed for concurrency?

The following development actions are grouped into three classes (Initial, Intermediate and Final Development Orders), and are reviewed for concurrency:

1. Initial Development Order: Zoning District Boundary, Use Variance, New Use, Unusual Use, Special Exception, Site Plan Approval, Modification of Zoning Covenant or Condition, and any Non-Use Variance or Administrative Variance, when such variance would increase the potential floor area or number of units.

2. Intermediate Development Order: Any Final Plat or Waiver of Plat approved prior to July 1, 1989, any Tentative Plat, or any Permit authorizing the alteration of land topography required pursuant to Chapter 24 or 28 of Miami-Dade County Code.
3. Final Development Order: Any Final Plat or Waiver of Plat approved subsequent to July 1, 1989, most Building Permits; and any Certificates of Occupancy authorizing a change in use or an initial use of a parcel or structure where no other Final Development Order approved by the Ordinance is in effect.

All reviews are internal with mandated completion timeframes.

Who do I contact for concurrency information?

The County has established a Concurrency Information Center provides a central location where LOS information can be obtained on existing and future conditions. The Center is located at the Stephen P. Clark Center, 111 N.W. First Street, 12th floor, Miami, Florida 33128. The Center may be reached at (305) 375-2589 or by fax at (305) 375-2560.

What are the LOS Standards for the Seven Concurrency Services?

1. Local Recreation Open Space (parks)

2.75 Acres of local recreation open space per 1,000 residents; and local recreation open space of 5 acres or larger must exist within 3-1/2 miles from the residential development.

2. Potable Water

The regional treatment system shall operate with a rated maximum daily capacity which is no less than 2% above the maximum daily flow for the preceding year, and an average daily capacity of 2% above the average daily per capita system demand for the preceding 5 years.

3. Sanitary Sewer

Regional wastewater treatment plants shall operate with a capacity of no less than the annual average daily sewage flow; and the system shall maintain the capacity to collect and dispose of 102% of the average daily per capita sewage system demand for the preceding 5 years.

4. Solid Waste

The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows, for a minimum of five years.

5. Traffic Circulation (roadways)

Inside the Urban Infill Area (UIA) Level of Service Standard (LOS) E; where 20 minute mass transit headway within 1/2 mile, 120% of LOS E; and where extraordinary mass transit service, 150% of LOS E.

Between the UIA and Urban Development Boundary (UDB) LOS D; where 20 minute mass transit headway within 1/2 mile, LOS E; and where extraordinary mass transit service 120% of LOS E.³

Outside UDB LOS D on State Minor Arterial Roads and LOS C on County Roads, State Freeways and Principal Arterials.

6. Mass Transit

The minimum peak-hour mass transit LOS shall be that all areas within the UDB of the Land Use Plan which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 60 minute headways and an average route spacing of one mile provided that: the average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is .5 miles on either side of any necessary new routes or route extensions to the area of expansion; it is estimated that there is sufficient demand to warrant the service; the service is economically feasible; and the expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.

7. Drainage

The Stormwater Management (Drainage) LOS for Miami-Dade County contains both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable FPLOS for Miami-Dade County shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins (as provided in further detail in the standard), where additional development to this base standard would pose a risk to existing development. All Structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County, or as specified in chapter 11-C of the Miami-Dade County Code, whichever is higher. The WQLOS component of the standard shall be met when the annual average for each of the 12 priority NPDES pollutants do not exceed a target criteria for each of those pollutants within a canal basin, or sub-basin, as determined in accordance with procedures established by Miami-Dade County DERM.